

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६  
कलम ३७(२) अन्वये बृहन्मुंबई विकास नियंत्रण  
नियमावलीत फेरबदल करावयाची अधिसूचना.

महाराष्ट्र शासन,  
नगर विकास विभाग,  
शासन अधिसूचना क्रमांक: टिपीची-४३०४/२३५४/प्र.क्र.६२/०६/नवि-११  
मंत्रालय, मुंबई : ४०० ०३२, दिनांक: ८ मे, २००७

शासन निर्णयः- सोबत जोडलेली अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिद्ध  
करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

३०६१८८१  
(अभिराजे गिरकर)  
अवर सचिव, महाराष्ट्र शासन.

प्रति,

महापालिका, आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.

प्रधान सचिव, उद्योग विभाग, मंत्रालय, मुंबई.

संचालक, उद्योग संचालनालय, मुंबई.

प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.

छवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण  
राजपत्रात भाग-२ मध्ये प्रसिद्ध करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग,  
(नवि-११), मंत्रालय, मुंबई-३२ व उप संचालक, नगर रचना, बृहन्मुंबई इन्साहटमेंट, आझाद  
मैदान, मुंबई-१ यांना पाठविण्यांत याव्यात.)

अक्षय अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित  
करण्याबाबत आवश्यक ती कार्यवाही करावी)  
निवडनस्ती (नवि-११).

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**Maharashtra Regional and Town  
Planning Act, 1966.**

- Sanction to modification under  
37(2) of the ...
- Modification in Development  
Control Regulation for Gr.  
Mumbai.

**GOVERNMENT OF MAHARASHTRA**  
Urban Development Department,  
Mantralaya, Mumbai 400 032.

Dated the 8<sup>th</sup> May, 2007.

**NOTIFICATION**

No. TPB-4304/2354/CR-62/07/UD-11:-

Whereas the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by the Government vide Urban Development Department's Notification No. DCR-1090/RDP/UD-11 dated 20<sup>th</sup> February, 1991 to come into force with effect from 25<sup>th</sup> March, 1991.

And whereas, as per the Bio-Technology policy of the Government, it has been proposed to grant additional FSI to the extent of 100% in case of the Biotechnology units developed by public bodies like M.I.D.C., SICOM or their joint venture companies having more than 11% stake of these Government Bodies or lessees to these public bodies having plots exclusively used for Biotechnology units;

And whereas, the Government of Maharashtra in Urban Development Department vide order No. TPB-4302/818/CR-88/2002/UD-11, dated 10<sup>th</sup> October, 2002 and corrigendum dated 17<sup>th</sup> March, 2003 has issued the directives to all the Municipal Corporations and Municipal Councils to initiate the modification proposal so as to allow 100% Biotechnology units in Industrial Zone and to allow additional FSI to Biotechnology units;

And whereas, after completing the procedure laid down in section 37(1) of the said Act, Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") the said Corporation has submitted the modification proposal to the Government vide its letter No. CHE/Gen 336/DPC/Gen dated 8/10/2004 for sanction;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, Government finds it necessary to sanction the said modification proposal, submitted by the said Corporation;

Now, therefore, in exercise of the powers vested in it under section 37(2) of the said Act Government hereby -

- A) sanctions the said modification proposal as per the schedule attached herewith -
- B) fixes the date on which the said modification is published in the official gazette as the date on which the said modification shall come into force;
- C) directs the said Corporation that the schedule of modification appended to the notification sanctioning the said plan, after the last entry, the above entry (A) shall be added.

By order and in the name of the Governor of Maharashtra,

*D. B. G.*  
Dhiraj Girkar  
Under Secretary to Government.

This notification is also published on government web site at  
[www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

SCHEDULE

Accompaniment to Notification No. TPR-4304/2354/CR-62/07/UD-11  
dated 8<sup>th</sup> May, 2007

New sub clause 101 added to clause No.3 of Regulation as under:-

1. 2(3)(101).- "The Biotechnology Unit" shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf.

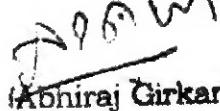
2. Following new clauses/sub-clauses added to Regulations 55, 56 & 57 so as to allow Biotechnology units in I1, I2 and I3 Zone on plots fronting roads having width more than 12 mt.: -

- (i) 55(4) - Biotechnology units shall be permitted on all plots fronting roads having width more than 12 mt.
- (ii) 56(3)(g) - Biotechnology units shall be permitted on all plots fronting roads having width more than 12 mt.
- (iii) 57(4)(g) - Biotechnology units shall be permitted on all plots fronting roads having width more than 12 mt.

3. A new clause 20 shall be added to Regulation No.33 so as to allow additional FSI for Biotechnology unit as under:-

33(20): Buildings of Biotechnology Establishments.- The Commissioner may permit the floor space indices specified in the Table No.14 of Regulation No. 32 to be exceeded by 100% in respect of buildings in independent plots of Biotechnology units set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than 11% stake of these bodies or lessees of these public bodies having plots exclusively used for Biotechnology units, subject to terms and conditions as he may specify;

Provided in case additional FSI allowed in respect of Biotechnology unit as aforesaid, premium as may be determined by Government shall be paid to the Corporation out of which 50% shall be payable to the Government;

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(Abhiraj Girkar)  
Under Secretary to Government.